

AN ATTEMPT AT AN
ANALYSIS METHOD
BY
MARK ALAN SCOTT

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AN ATTEMPT AT AN ANALYSIS METHOD TO DEAL WITH CRITICAL
CHARACTERISTICS OF LAND BEFORE DEVELOPMENT OCCURS, AND
TO RESPECT THOSE CHARACTERISTICS IN A TYPICAL HOUSE
AND COMMUNITY STRUCTURE DESIGN

BY

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AUGUST 15, 1977

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MARK A. SCOTT

A THESIS PAPER SUBMITTED IN PARTIAL FULFILLMENT OF
THE REQUIREMENTS FOR THE DEGREE

OF

BACHELOR OF ARCHITECTURE

APPROVED

THESIS ADVISOR

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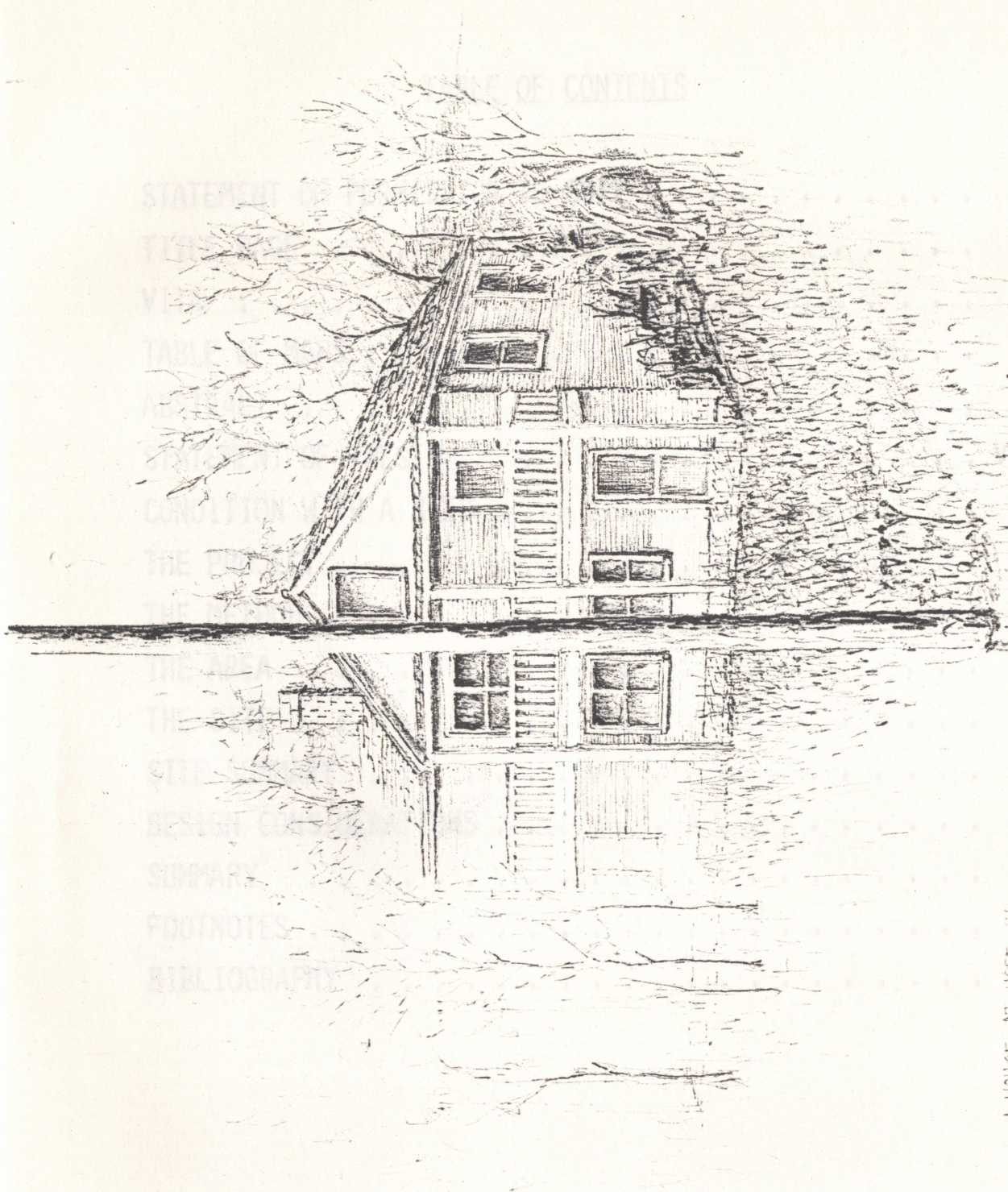
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VITA

MARK ALAN SCOTT WAS BORN ON DECEMBER 29, 1953,
IN MISSOULA, MONTANA, TO MR. & MRS. JOSEPH G. SCOTT.
HE GRADUATED FROM MISSOULA SENTINEL HIGH SCHOOL,
MISSOULA, MONTANA, IN JUNE OF 1972.



SCOTT

A HOUSE AT HOPE, III.

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ABSTRACT

MY PROJECT IS TO SCUTINIZE THE CHARACTERISTICS OF THIS LAKE PROPERTY AND DETERMINE CRITICAL AND POTENTIAL IMPACTS THAT MIGHT INFLUENCE THE QUALITY OF THE LAND. FROM THE EXAMINATION OF THE ESSENTIAL CHARACTERISTICS, I HOPE TO SUMMARIZE WHAT SORT OF DEVELOPMENT IS TO TAKE PLACE, IF ANY. IF IT IS DETERMINED FROM THE STUDY THAT DEVELOPMENT CAN TAKE PLACE, DESIGN CONCEPTS FOR BUILDINGS SHOULD HELP MAINTAIN AND EXIST WITH THE SURROUNDING CHARACTERISTICS IN A POSITIVE WAY.

STATEMENT OF THESIS

BY APPROACHING LAND DEVELOPMENT THROUGH THE
CONSIDERATIONS OF: NATURAL PROCESSES, HUMAN VALUES,
AND ECONOMIC CONDITIONS, CRITICAL CHARACTERISTICS
CAN BE IDENTIFIED AND MAINTAINED. NEED

CONDITION WITH A NEED

DURING THE TWO PREVIOUS SUMMERS, I WORKED ON A FIRE CREW IN PLAINS, MONTANA, WHERE I GAINED AN INSIGHT TO LAND USE PROBLEMS. THE OFFICE OF THE UNIT FORESTER WAS THE SETTING FOR MANY PUBLIC AND PRIVATE ENVIRONMENTAL DISCUSSIONS. ENVIRONMENTALISTS? DEVELOPERS? WHO IS RIGHT? WHERE DOES ARCHITECTURE FIT IN?

IN THE MIDDLE OF THE SUMMER OF 76, A GROUP OF DEVELOPERS APPROACHED ME AND ASKED FOR SOME PRELIMINARY HOUSE DESIGNS ON SOME LAKESHORE PROPERTY ON PEND OREILLE LAKE IN NORTHERN IDAHO. I AGREED TO INSPECT THE SITE AND DISCUSS MY ATTITUDES AT AN ON-SITE MEETING.

THE SITE WAS **CONDITION WITH A NEED** IVE THROUGH WILD, STEEP MOUNTAIN COUNTRY SOUTHWEST OF THE SMALL TOWN OF CLARK FORK. ALTHOUGH A FEW LOGGING OPERATIONS HAVE BEEN CONDUCTED IN THE AREA, I STILL WOULD TERM IT AS SEMI-PRIMITIVE, UNDEVELOPED FOREST LAND. I RATIONALIZED THAT IT MIGHT REMAIN SO SIMPLY BECAUSE OF THE STEEP TERRAIN. I HELD THE RUGGED TERRAIN IN AWE.

AT THE MEETING AS WE DISCUSSED POSSIBLE HOUSING TYPES AND LOCATIONS, I COULD NOT HELP BUT WONDER IF I COULD JUSTIFY EVEN PUTTING A SINGLE HOUSE IN THIS AREA. WHAT WAS IT THAT MADE THIS PLACE SPECIAL? HOW COULD ARCHITECTURE OPERATE IN THE FRAMEWORK OF THIS ENVIRONMENT?

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IN PARTICULAR RECENT DEVELOPMENTS IN MOUNTAINOUS REGIONS OF MONTANA AND IDAHO, PUBLIC CONCERN POLLS HAVE REGISTERED HIGH. ENVIRONMENTAL THE PROJECT HAVE RISEN TO VOICE CONCERN AGAINST HAPHAZARD DEVELOPMENT. FEDERAL AND STATE AGENCIES HAVE CONDUCTED ENVIRONMENTAL STUDIES TO APPEASE PUBLIC ADVERSITIES. MOST OF THESE STUDIES HAVE BEEN OF AN OBSERVATION NATURE, TRYING TO DETERMINE WHERE THE ERROR WAS MADE THAT PRODUCED THE UNDESIRABLE CHANGE. MOST STUDIES INCLUDE A CATALOGING OF THE NATURAL RESOURCES AND ECONOMIC FACTORS AFFECTING THE SITES WITH A QUICK STAB AT THE HUMAN VALUES OF THE AREA.

ONE OF MY GOALS IN ADDITION TO THE CHARACTER STUDY IS TO ORGANIZE THE LOOK AT HUMAN VALUES IN A POTENTIAL DEVELOPMENT SITUATION.

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THROUGH A LOOK AT NATURAL PROCESSES (WHICH WILL BE DEFINED IN "THE AREA"), ECONOMIC FACTORS, AND HUMAN VALUES I HOPE TO MAINTAIN THE CHARACTER OF MY SITE AND, IF PERMITTED, SHOW PLANS FOR DEVELOPMENT OF THE SITE. IF THE STUDY PERMITS DEVELOPMENT TO TAKE PLACE ON THE SITE, I PLAN TO WORK ON SOME TYPICAL-TYPE HOUSING AND POSSIBLY A COMMUNITY-USE BUILDING. THESE TYPES OF STRUCTURES WERE SELECTED DUE TO THE REQUESTS OF THE OWNER.

THE METHOD

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RECOGNIZING THE OBJECTIVE

IF IT IS POSSIBLE TO DETERMINE WHAT GIVES AN AREA ITS CHARACTER, I WILL FIRST ASSUME THAT CHARACTER, AS DEFINED BY MERRIAM WEBSTER, IS A DISTINGUISHING FEATURE. ATTRIBUTE. MAN IS THE INTERPRETER OF THESE FEATURES AND HAS THE CHOICE OF LEAVING THEM AS THEY ARE OR CHANGING THEM TO SUIT HIMSELF. IF MAN DESIRES TO CHANGE THE FEATURES, HE SHOULD TRY CONTROLLED CHANGE IN AS METHODOICAL A PROCESS AS POSSIBLE TO HELP REDUCE THE CHANCE OF UNDESIRABLE CHANGE.

SO I BELIEVE THAT THE FIRST STEP IN ATTEMPTING TO GET A "HANDLE" ON THE REGION **THE METHOD** IN AREA IS TO TRY AND CATALOG ALL OF THE MAJOR CHARACTERISTICS OF AN AREA THAT CAN BE OBSERVED.

METHOD OF GATHERING

THE METHOD FOR GATHERING DATA WILL BE TO FIRST STUDY THE REGION AROUND THE LAKE AS A WHOLE (A MACRO LOOK), AND THEN TO GO TO A MORE SPECIFIC STUDY OF MY PARTICULAR SITE (A MICRO LOOK). AS STATED IN THE "PROJECT SECTION" OF THIS BOOK, I WILL STUDY EACH SECTION FROM THREE DIFFERENT APPROACHES.

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THE SECOND MEANS OF APPROACH WILL BE TO LOOK AT THE ELEMENTS₃ THAT ARE RELATED TO ECONOMIC CONDITIONS. THESE WILL BE TERMED AS CHARACTER SELECTORS.

THE LAST MEANS OF APPROACH WILL BE TO LOOK AT THE ELEMENTS₃ THAT CONCERN THEMSELVES WITH HUMAN VALUES.⁴ THESE VALUE JUDGEMENTS WILL BE TERMED AS CHARACTER MAKERS AS WELL AS CHARACTER SELECTORS.

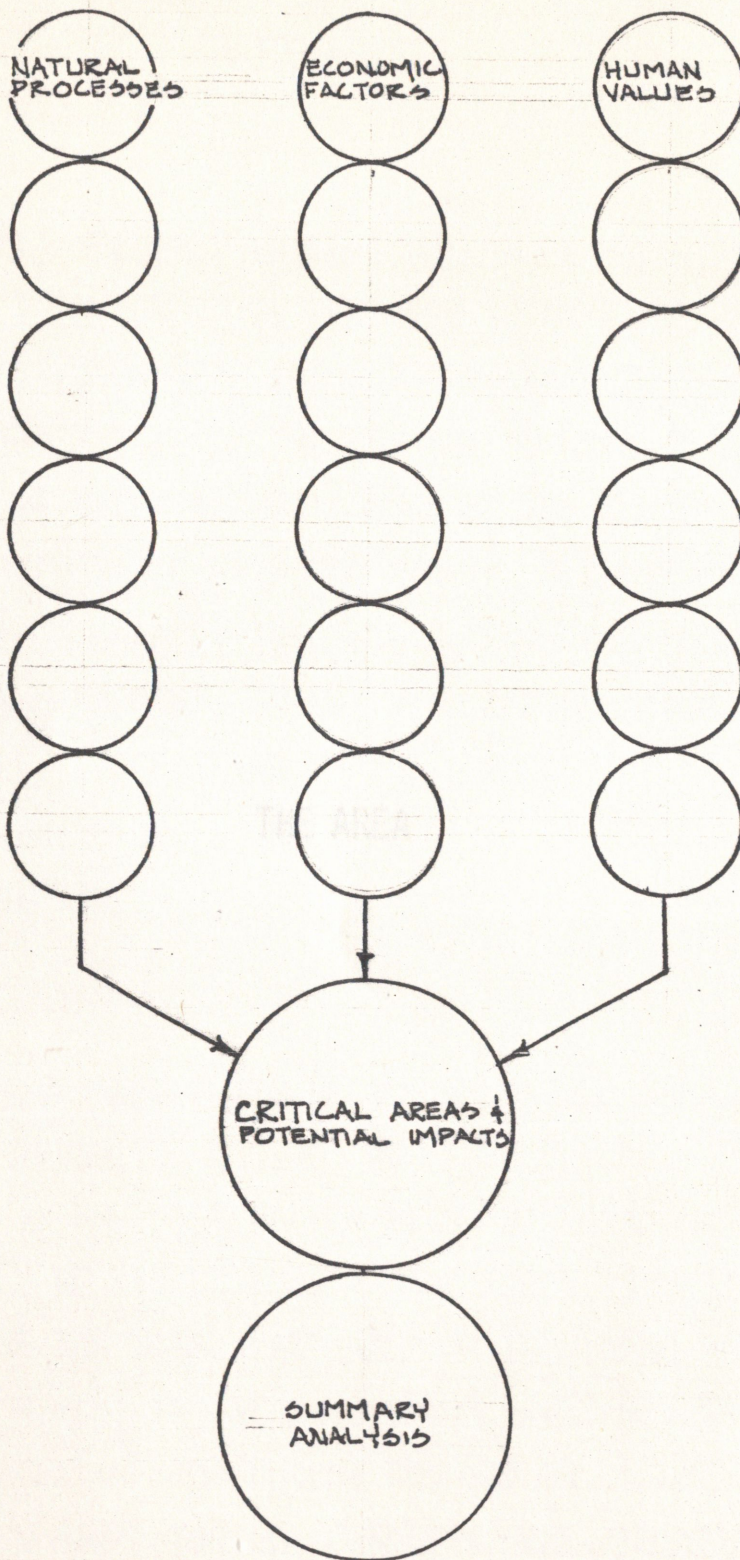
CRITICAL AREAS

BY A METHOD OF OVERLAYS, AREAS DISPLAYING A CERTAIN CHARACTER WHICH APPEAR TO HAVE CONFLICTING USES ARE LOGGED ON A MAP AS AREAS TO WATCH IN PARTICULAR FOR POTENTIAL UNWANTED CHANGE. FOR AN EXAMPLE, AREAS THAT ARE HIGH IN MINERAL DEVELOPMENT VALUE ARE GOING TO BE IN CONFLICT WITH AREAS OF SEMI-PRIVATE WILDERNESS VALUE.

SUMMARY ANALYSIS

AFTER DETERMINING THE CRITICAL AREA FROM THE PREVIOUS MAP, A SUMMARY MAP IS TO BE USED TO SHOW GRAPHICALLY THE AREA WHERE CHANGE COULD OCCUR AND WHERE IT PROBABLY SHOULD NOT OCCUR. FOR EXAMPLE, AREA WITH A HIGH WATER TABLE AND SLOW PERCOLATION TEST WOULD BE SHOWN AS AREAS OF CONDITIONAL BUILDING. CONVERSELY, AREA WITH HIGH BUILDING QUALITIES WILL BE SHOWN AS AREA FOR FUTURE DEVELOPMENT CONSIDERING THAT ALL

OTHER KNOWN FACTORS HAVE BEEN TAKEN INTO ACCOUNT. BY TAKING A MACROSCOPIC LOOK AT THE AREA TO BEGIN WITH, OUTSIDE FACTORS WHICH MIGHT HAVE SOME EFFECT ON A SITE ANALYSIS WILL HOPEFULLY HAVE BEEN NOTED AND DEALT WITH TO SATISFY CONCERNS FOR UNWANTED IMPACT TO THAT SITE.



THE AREA

DESCRIPTION

THE LAKE PROPERTY WHICH I WILL DEAL WITH IN THIS ANALYSIS SHALL FROM NOW ON BE REFERRED TO AS CEDAR CREEK. THE LAND IS LOCATED ON PEND OREILLE LAKE IN THE IDAHO PANHANDLE. THE APPROXIMATE SIZE OF THE EAR-SHAPED LAKE IS 43.2 MILES LONG AND 6.25 MILES ACROSS. MUCH OF THE SHORE LINE OF THE LAKE IS INACCESSABLE BY NORMAL TRAVEL BECAUSE OF STEEP TERRAIN THAT CUTS SHARPLY INTO THE WATER. THE LARGEST CITY ON THE LAKE IS SANDPOINT, IDAHO, WITH A POPULATION OF ABOUT 5,000 PEOPLE. THE INLAND EMPIRE COMMERCIAL TRADE CENTER OF SPOKANE, WASHINGTON, IS ABOUT 85 MILES TO THE SOUTHWEST OF SANDPOINT.

THE AREA

INDUSTRIES

THE MAJOR INDUSTRIES OF THE PANHANDLE AREA ARE LUMBER AND TIMBER PRODUCTS, MINING, AND AGRICULTURE. PERSONAL INCOMES HAVE IN THE PAST FALLEN BELOW NATIONAL AVERAGES WHICH CAN PROBABLY BE LINKED TO SEASONAL FOREST-INDUSTRY WORK. ABOUT 80% OF THE TOTAL LAND AREA OF THE IDAHO PANHANDLE IS FORESTED. MINING IN THE AREA SHOWS LARGE MINERAL PRODUCTION AND MUCH POTENTIAL FOR FUTURE PRODUCTION. SOME OF THE METALLIC ELEMENTS MINED INCLUDE COBALT-NICKEL, MOLYBDENUM, COPPER, GOLD, SILVER-LEAD, AND THORIUM.

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ATTRACTIONS

TOURISM IS ALSO AN IMPORTANT SOURCE OF REVENUE FOR THE PANHANDLE AREA. CLOSE TO 50% OF THE LAND AREA PROVIDES MANY OPPORTUNITIES FOR RECREATION INCLUDING SKIING, CAMPING, PICNICKING, SWIMMING, SNOWMOBILING, HUNTING, FISHING, BIKING, BERRYPICKING, AND HIKING. THE AREA ALSO CONTAINS THREE OF IDAHO'S LARGEST LAKES AND ITS LARGEST STATE PARK--FARRAGUT, WHICH IS LOCATED AT BAYVIEW AT THE SOUTHERN END OF PEND OREILLE LAKE.

ONE CAN FISH FOR KOKANEE, KAMLOOP, CUTTHROAT, RAINBOW, EASTERN BROOK, AND MACKINAW. BIG GAME INCLUDE DEER, ELK, MOOSE, MOUNTAIN GOAT, BLACK AND GRIZZLY BEAR, AND COUGAR. SCHWEITZER SKI BOWL IS AN HOUR DRIVE NORTH OF SANDPOINT. FARRAGUT STATE PARK IS A RECREATIONAL CENTER AT THE SOUTHWESTERN END OF THE LAKE.

TRANSPORTATION

THE MAJOR TRANSPORTATION THROUGH THE AREA OF THE PANHANDLE CONSISTS OF THREE IDAHO STATE HIGHWAYS--3, 57, AND 200, FOUR U.S. HIGHWAYS--2, 10, 95, AND 95A, AND INTERSTATE 90. THE UNION PACIFIC, BURLINGTON NORTHERN, AND THE CHICAGO, MILWAKEE, ST. PAUL AND PACIFIC ARE THE THREE RAILROADS THAT CROSS THE AREA.

HISTORY

IN THE FALL OF 1809, DAVID THOMPSON, A FAMOUS MAPPER AND TRADER, OPENED THE KULLYSPELL HOUSE (A FUR TRADING POST) SOUTH OF THE PRESENT TOWN OF EAST HOPE, WHICH IS ON THE NORTHEAST CORNER OF THE LAKE.

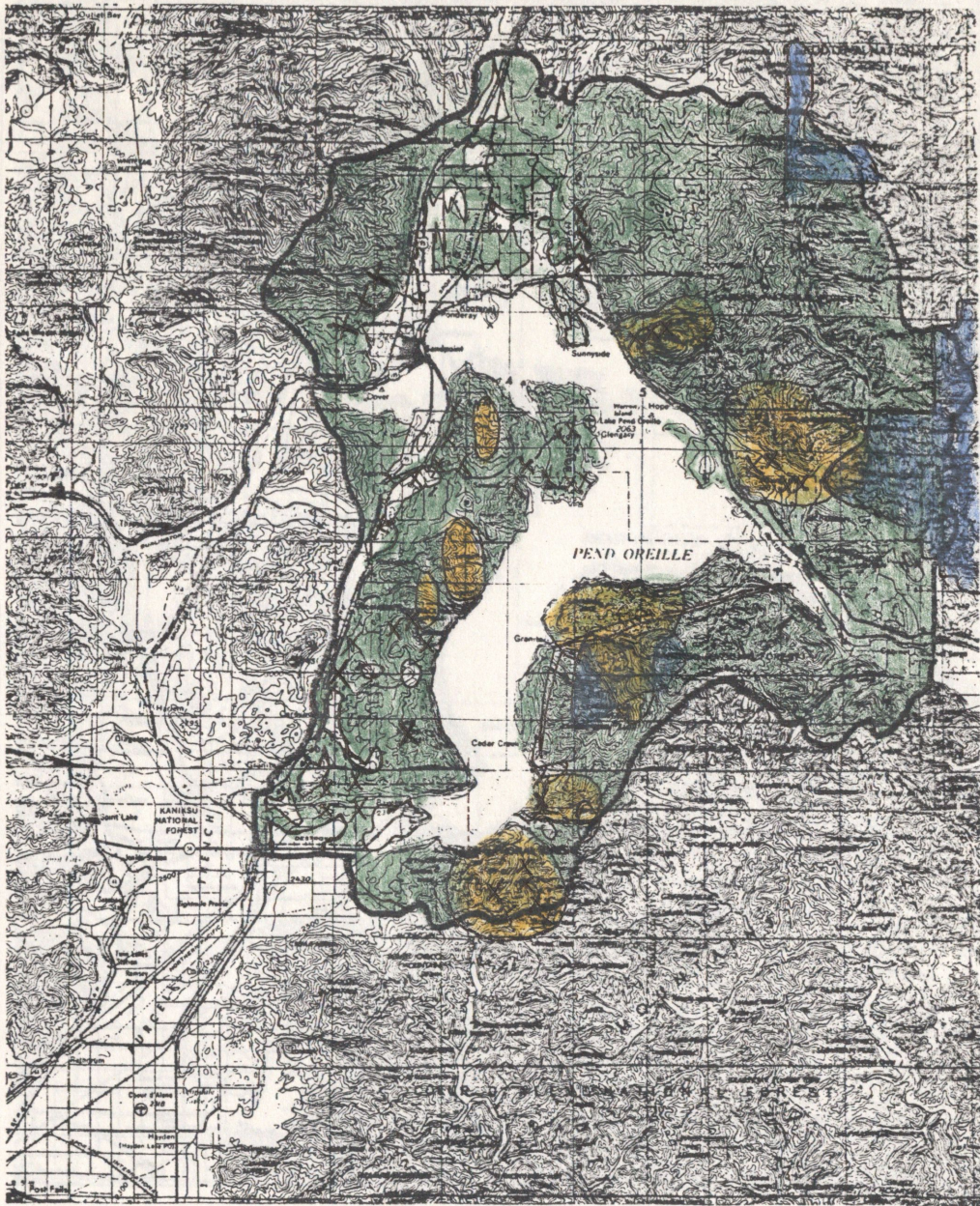
DURING THE EARLY 1900'S, THERE WAS A MINING CLAIM RUSH. SOME OF THE CLAIMS ARE STILL VERY PRODUCTIVE. THE CAUSE OF THE SLOW-DOWN IN MINING WAS PRESUMABLY DUE TO AN OVER "RUSH" AND TO PROBLEMS IN TRANSPORTATION. THE TOWN OF LAKEVIEW WAS A BUSY MINING TOWN AT ONE TIME. IN SELECTIVE PLACES AROUND THE LAKE, OLD RUINS OF MINING ACTIVITY SUCH AS SLUCE BOXES, MINING SHEDS AND MINING SHAFTS CAN BE FOUND.

LOGGING BOOMS HAVE FLUCTUATED IN THE PAST IN CORRESPONDENCE WITH NATIONAL DEMAND FOR LUMBER. AT PRESENT, THE ECONOMY OF THE AREA IS DEPRESSED BECAUSE OF THE PACE OF THE LOGGING INDUSTRY. THE SEASONAL ACTIVITY OF THE LOGGING INDUSTRIES HAS ALSO PROVED AS A DETRIMENT TO AREA ECONOMY.

A BRICK KILN OPERATED AT BAYVIEW FOR A NUMBER OF YEARS IN THE EARLY 1930'S USING LIMESTONE FROM QUARRIES AT LAKEVIEW. TRANSPORTATION OF THE LIMESTONE WAS BY BOAT.

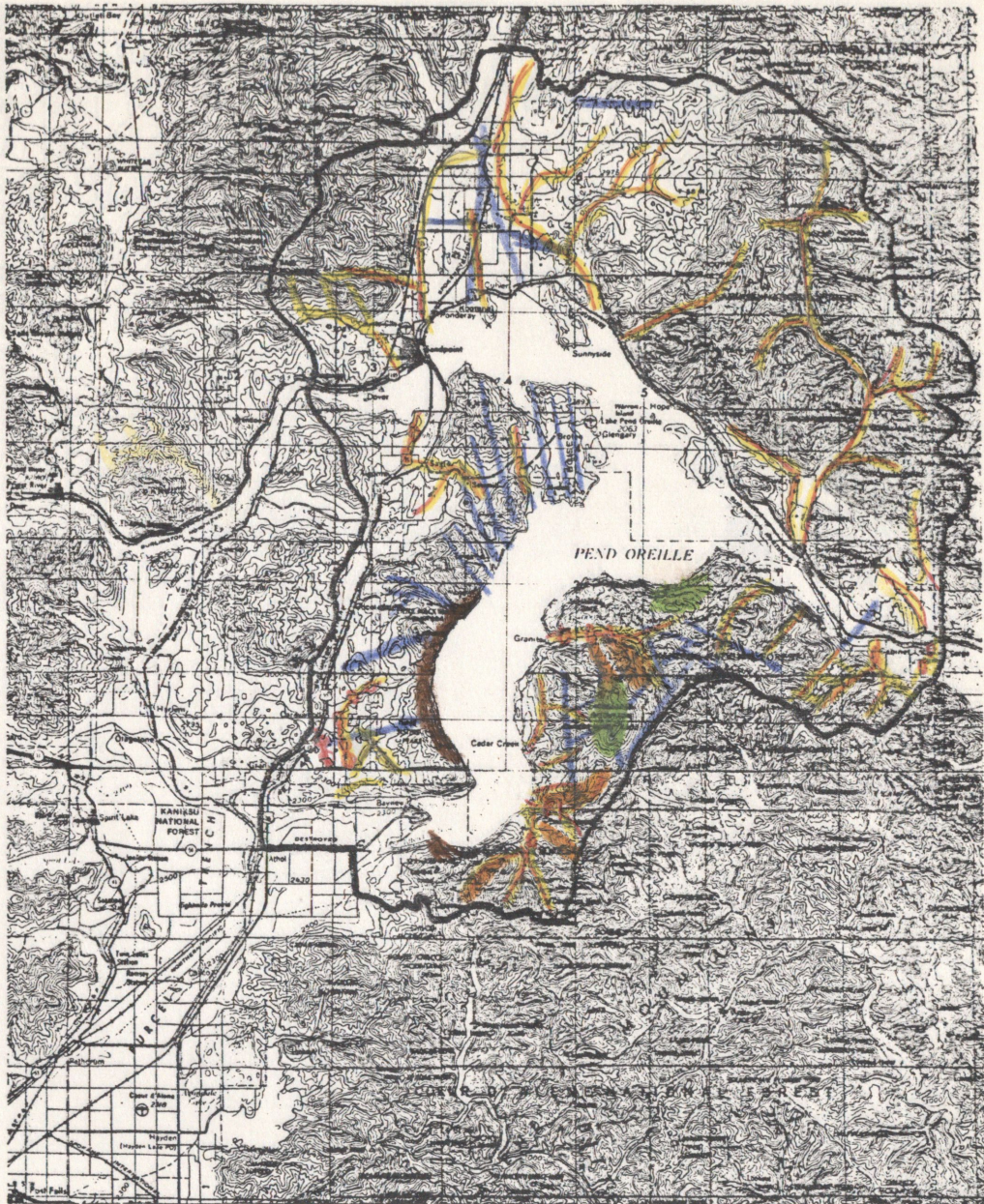
DATA AND SUMMARY

ALL OF THE PERTINENT DATA THAT WAS GATHERED FOR THE AREA IS PORTRAYED ON THE FOLLOWING MAPS. THE CRITICAL ANALYSIS AND POTENTIAL IMPACT MAP SHOWS THE AREAS CONSIDERED AS POTENTIALLY IMPORTANT WITH REFERENCE TO FUTURE CHANGE. THE SUMMARY ANALYSIS DISPLAYS THE AREAS CONSIDERED IMPORTANT TO MAINTAIN AS STABLE CHARACTERISTICS.



ECONOMICS : RESOURCES

- TIMBERED LAND
- MINERAL POTENTIAL
- WILDERNESS CHARACTER
- MINE OR QUARRY
M

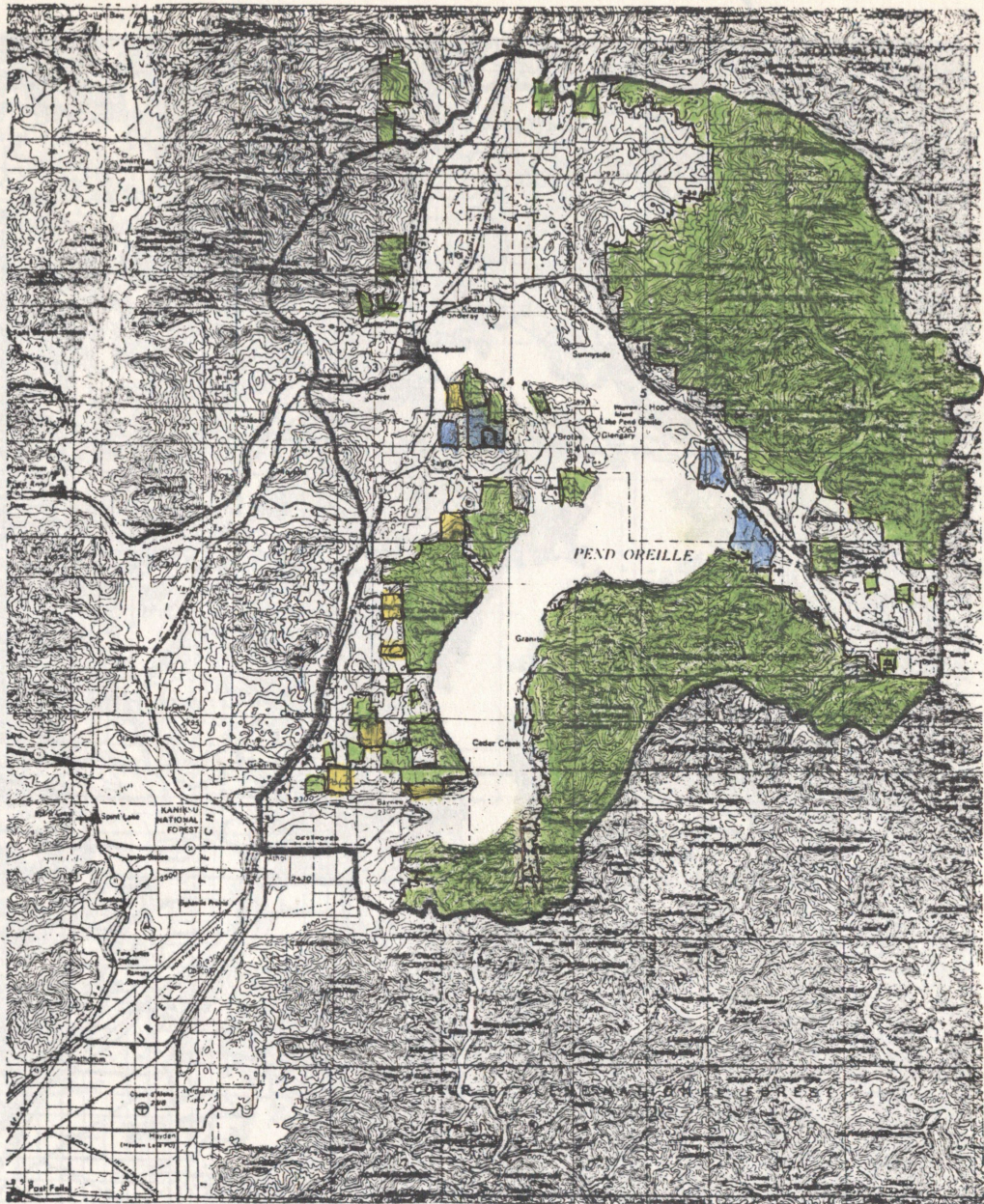


HYDROLOGY & GEOLOGY

PERENNIAL
POOR STABILITY
INTERMITTENT
FAULTS
LANDSLIDE
POSSIBLE MASS FAILURE
TALUS SLOPE



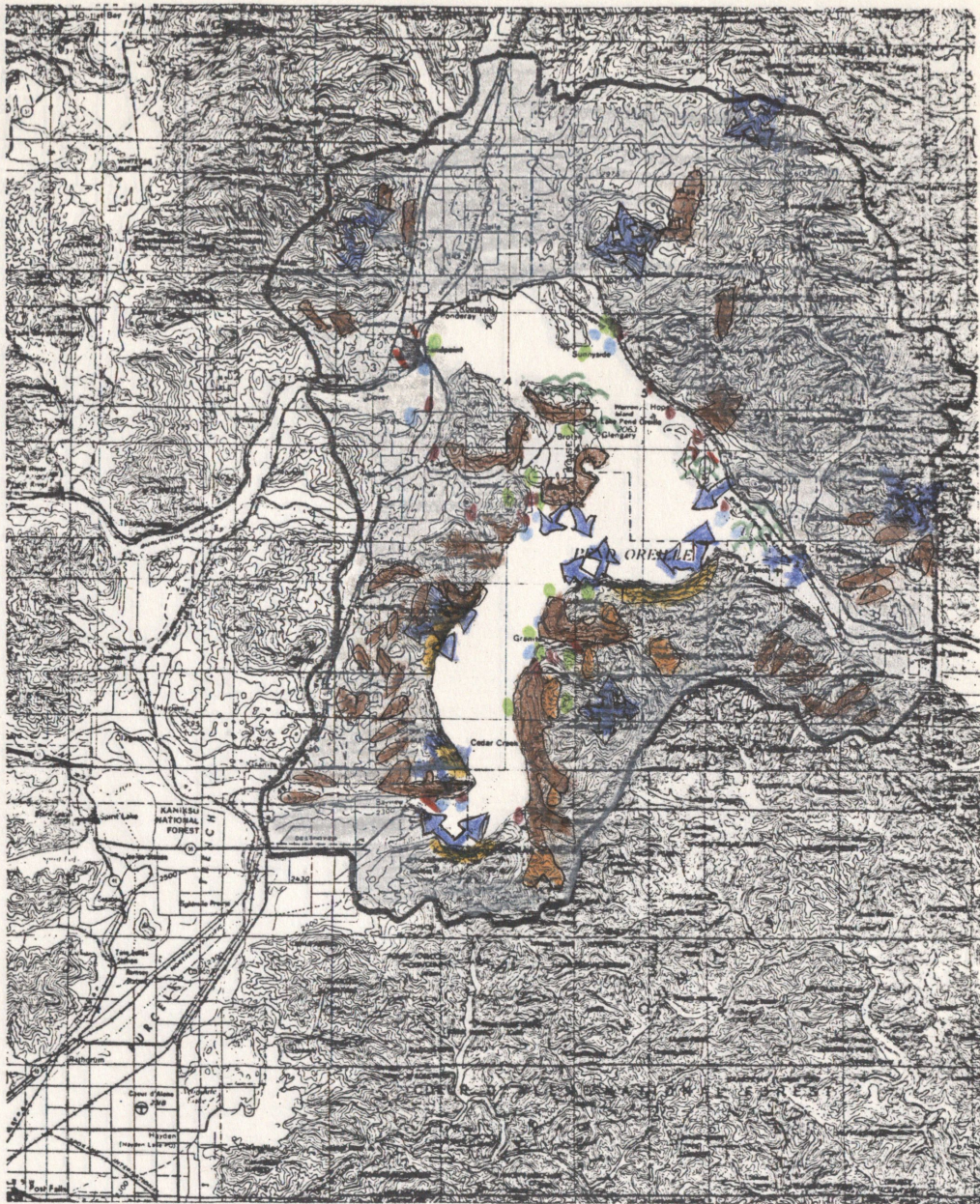
AN ANALYSIS: RESOURCES AND VALUES



OWNERSHIP

- NATIONAL FOREST LANDS
- STATE LANDS
- PUBLIC DOMAIN LANDS (BDL)
- PRIVATE LANDS





RECREATION & WILDLIFE

RECREATIONAL OPPORTUNITY

- B - BOATING
- C - CAMPING
- P - PICNICING
- H - HISTORICAL

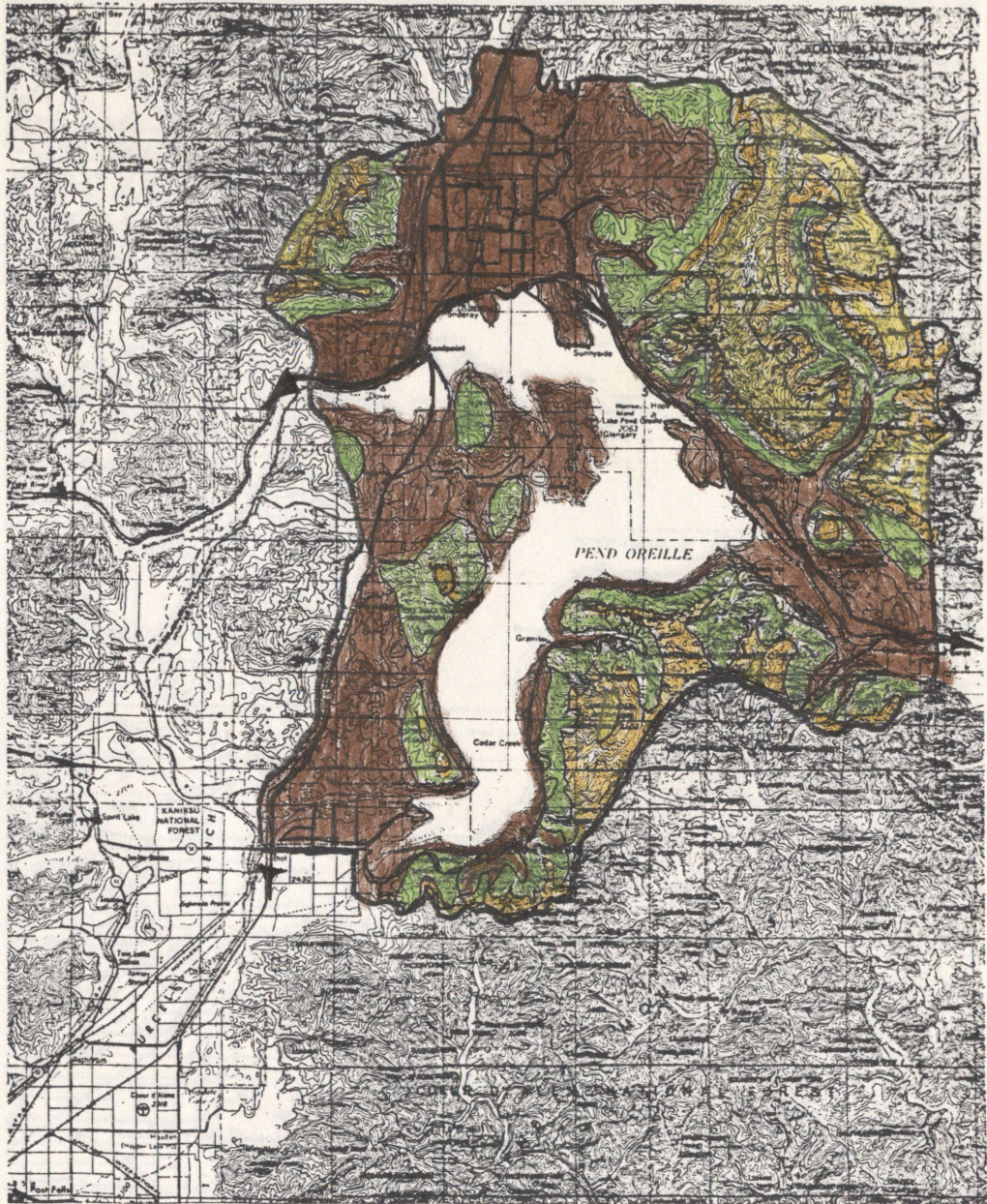


VIEWING

- BIG GAME WINTER RANGE
- CALVING AREA
- GOAT HABITAT
- OSPREY NESTS



AN ANALYSIS: RESOURCES AND VALUES



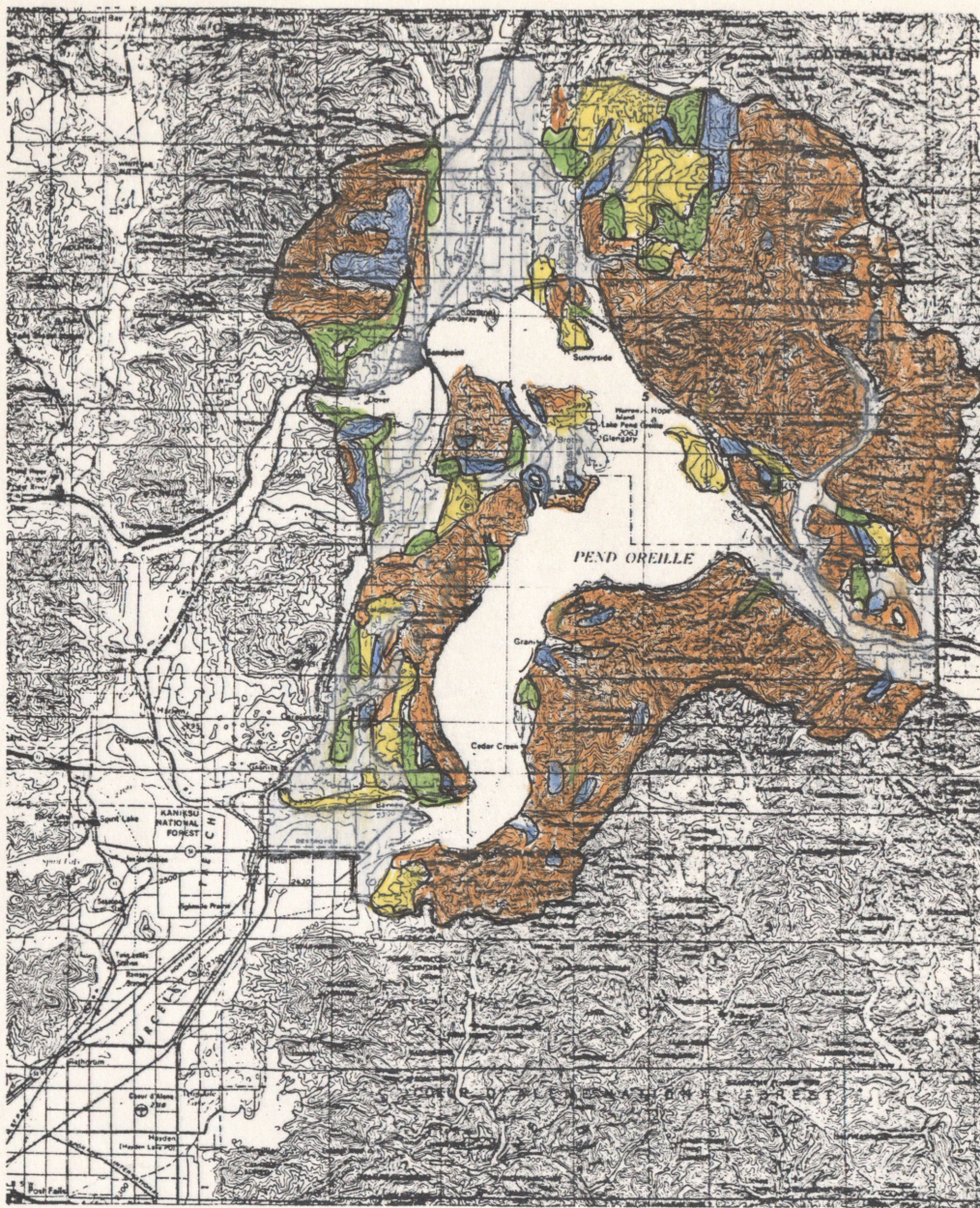
SCALE

TRAVEL CORRIDORS

2000' - 3000'
3000' - 4000'
4000' - 5000'
5000' - 6000'

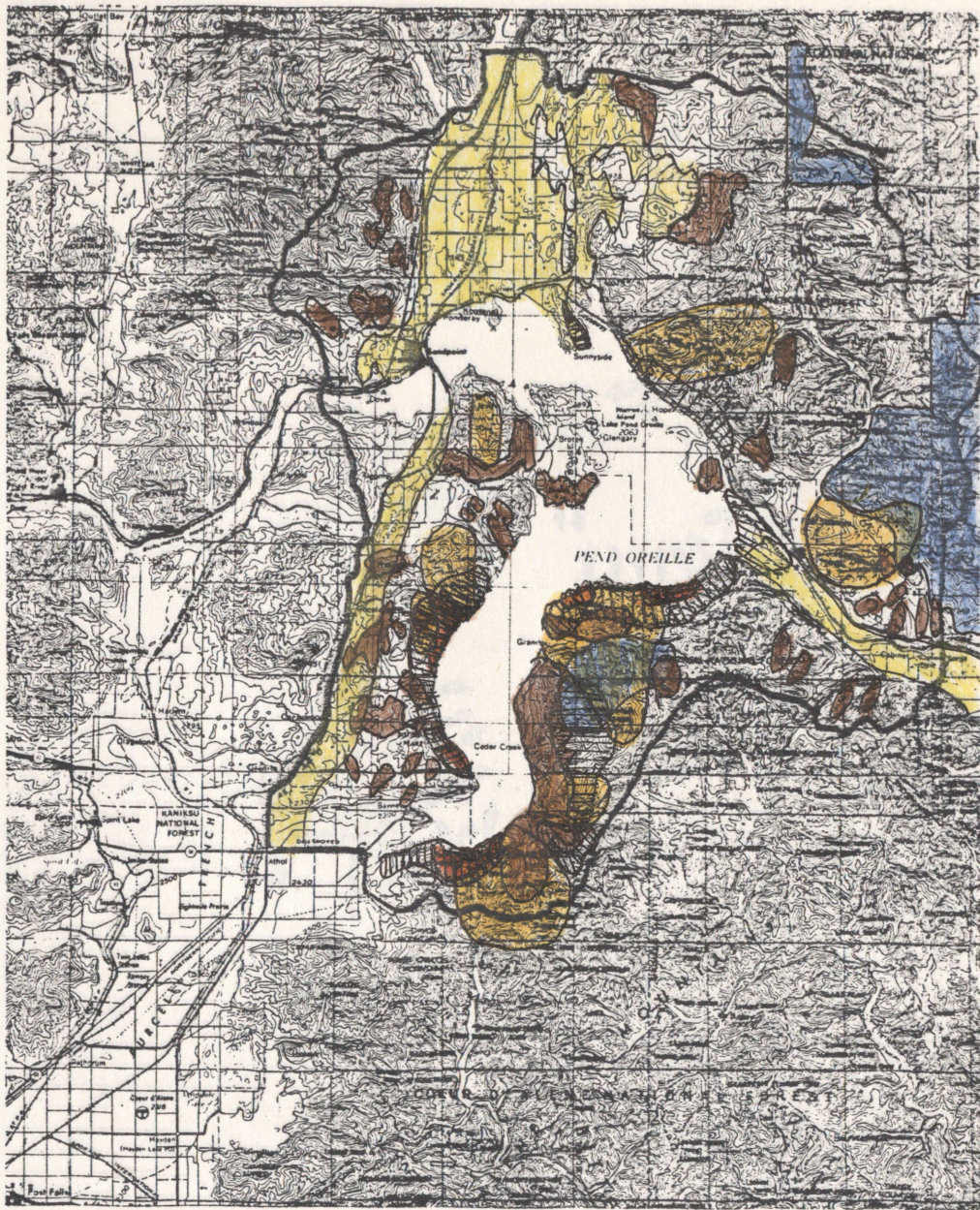


AN ANALYSIS: RESOURCES AND POTENTIAL



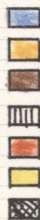
CRITICAL AREAS & POTENTIAL SLOPE

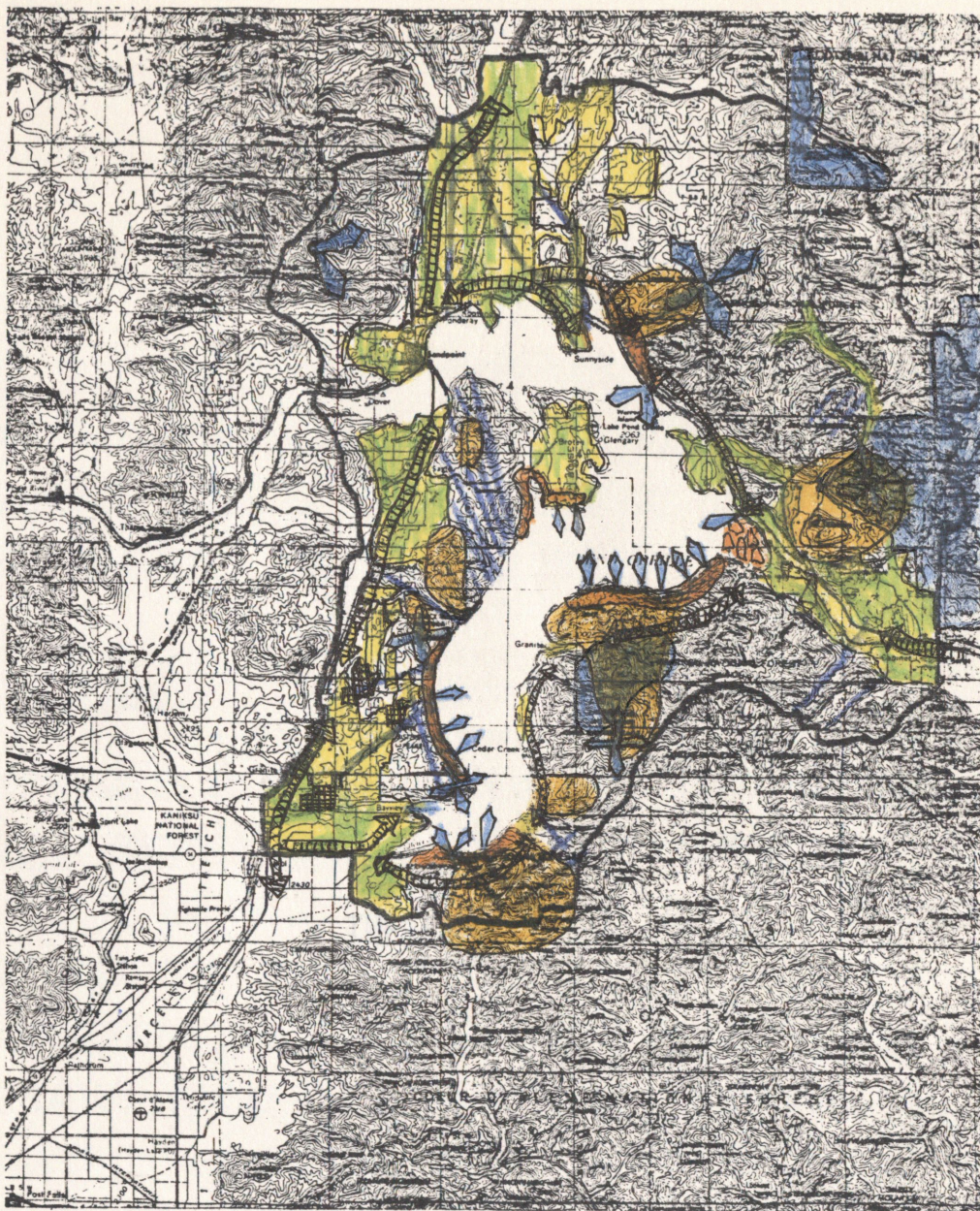
0 - 5%	
6 - 10%	
11 - 15%	
16 - 20%	
21 - +%	



CRITICAL AREAS & POTENTIAL IMPACTS

WILDERNESS PROPOSALS
 MINERAL POTENTIAL
 BIG GAME WINTER RANGE
 VIEW SHEDS
 GOAT HABITAT
 AREA OF SCALE
 DEVELOPMENT POTENTIAL





SUMMARY ANALYSIS

BUILDABLE LAND
 FORESTED LAND
 PRIVATE OWNERSHIP
 VIEWING
 VIEWING SHEDS
 FAULTS
 TRANSPORTATION CORRIDORS
 MINERAL POTENTIAL
 WILDERNESS POTENTIAL



THE SITE

DATA

THE DATA WAS GATHERED FOR THE SITE IN THE SAME MANNER AS IT WAS GATHERED FOR THE AREA STUDY. EACH OF THE FOLLOWING MAPS SHOWS AREAS OF ELEMENTS WHICH ARE CONSIDERED AS IMPORTANT CHARACTER MAKERS OR SELECTORS.

IMPORTANT ASPECTS

CEDAR CREEK IS ONE OF THE FEW PLACES ALONG APPROXIMATELY 35 MILES OF SHORELINE FROM CLARK'S FORK TO BAYVIEW THAT IS ACCESSABLE TO THE WATER. BOTH SIDES OF THE SITE ARE BORDERS BY STEEP ROCK CLIFF SHORES.

THE SITE

A MAILBOAT STOPS FIVE TIMES A WEEK (THREE DURING THE WINTER MONTHS) AT THE CEDAR CREEK DOCKS. THIS MAKES THE DOCK A SORT OF PUBLIC GATHERING SPOT WHERE LOCAL ISSUES ARE OFTEN DISCUSSED. THERE ARE APPROXIMATELY 10 LOCAL PEOPLE LIVING UP AND DOWN ALONG THE FOREST SERVICE ROAD WHO USE THIS DOCK FACILITY.

ACCESS IN AND OUT OF THE AREA IN THE WINTER TIME IS BY BOAT TO BAYVIEW DUE TO SNOW DEPTHS AND STEEP, SLIPPERY ROADS. THE ROAD WHICH PRESENTLY SERVICES THE AREA IS A THREE-LANE ROAD AND SEEMS ADEQUATE TO HANDLE THE CURRENT TRAFFIC.

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A MAILBOAT STOPS FIVE TIMES A WEEK (THREE DURING THE WINTER MONTHS) AT THE CEDAR CREEK DOCKS. THIS MAKES THE DOCK A SORT OF PUBLIC GATHERING SPOT WHERE LOCAL ISSUES ARE OFTEN DISCUSSED. THERE ARE APPROXIMATELY 10 LOCAL PEOPLE LIVING UP AND DOWN ALONG THE FOREST SERVICE ROAD WHO USE THIS DOCK FACILITY.

ACCESS IN AND OUT OF THE AREA IN THE WINTER TIME IS BY BOAT TO BAYVIEW DUE TO SNOW DEPTHS AND STEEP, SLIPPERY ROADS. THE ROAD WHICH PRESENTLY SERVICES THE AREA IS A THREE-LANE ROAD AND SEEMS ADEQUATE TO HANDLE THE CURRENT TRAFFIC.

TWO STREAMS FLOW THROUGH THE SITE--CEDAR CREEK AND TUMBLEDOWN CREEK. TUMBLEDOWN CREEK OFTEN DRIES UP IN THE LATE SUMMER OR EARLY FALL.

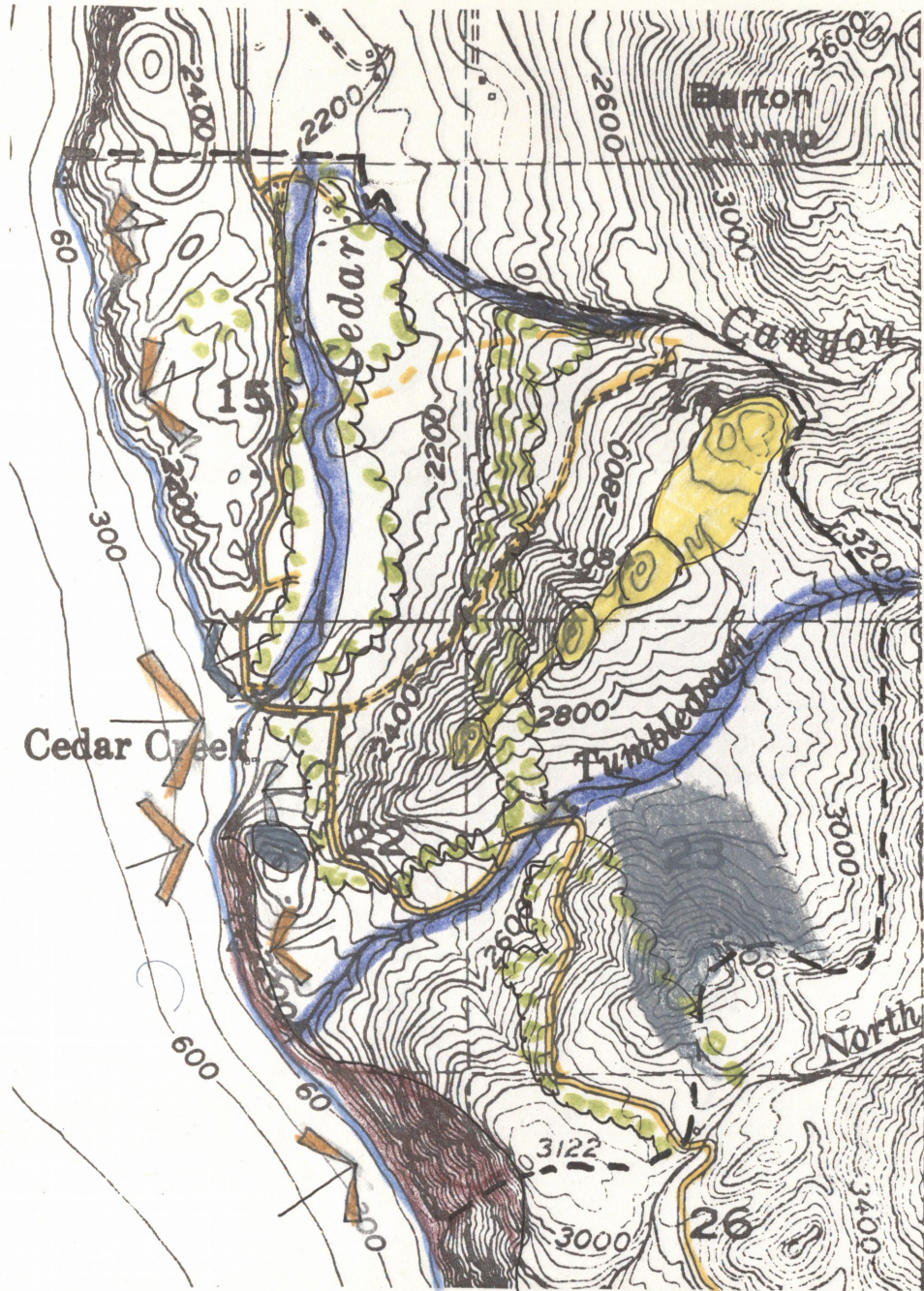
THE CEDAR CREEK SITE HAS CLOSE TO 80 PER CENT TREE COVER, WHICH VARIES FROM CEDAR TO PINE TO FIR. THERE IS ONE SECTION OF THE SOUTHERN PART OF THE SITE WHICH HAS TREES WHICH ARE OVER THEIR ROTATION YEARS (MATURITY LEVEL). THIS IS SHOWN ON THE TIMBER AND HABITAT MAP.

THE MEAN ANNUAL PRECIPITATION AT CEDAR CREEK IS 30 AREA INCHES. THIS INCREASES AS IT RISES UP THE SLOPE OF THE MOUNTAIN.

SOIL ANALYSIS PITS WERE DUG ON THE SITE IN FOUR LOCATIONS, SHOWN ON THE OWNERSHIP MAP. THE TEST RESULTS ARE LISTED AT THE END OF THIS SECTION. PERCULATION PITS WERE ALSO DUG WITH THE FINDINGS BEING LISTED ON THE OWNERSHIP MAP. PITS OF OVER 60 MINUTE PERCULATION RATE ARE CONSIDERED UNSTABLE FOR SUBSURFACE ABSORPTION SYSTEMS.⁵

ONE OF THE MOST IMPORTANT CHARACTERISTICS OF THE SITE IS THAT THE LAND SURROUNDING IT IS CONSIDERED PRIME WINTER RANGE FOR BIG GAME ANIMALS SUCH AS ELK AND DEER. BECAUSE OF THE AREA'S ISOLATION QUALITIES, IT IS CONSIDERED TO BE ALMOST IRREPLACEABLE. PUBLIC OPINION HAS ALSO BEEN HIGHLY IN FAVOR OF MAINTAINING THE HABITAT AND CONCLUDE IT AS A VERY DESIRABLE AMENITY.⁶

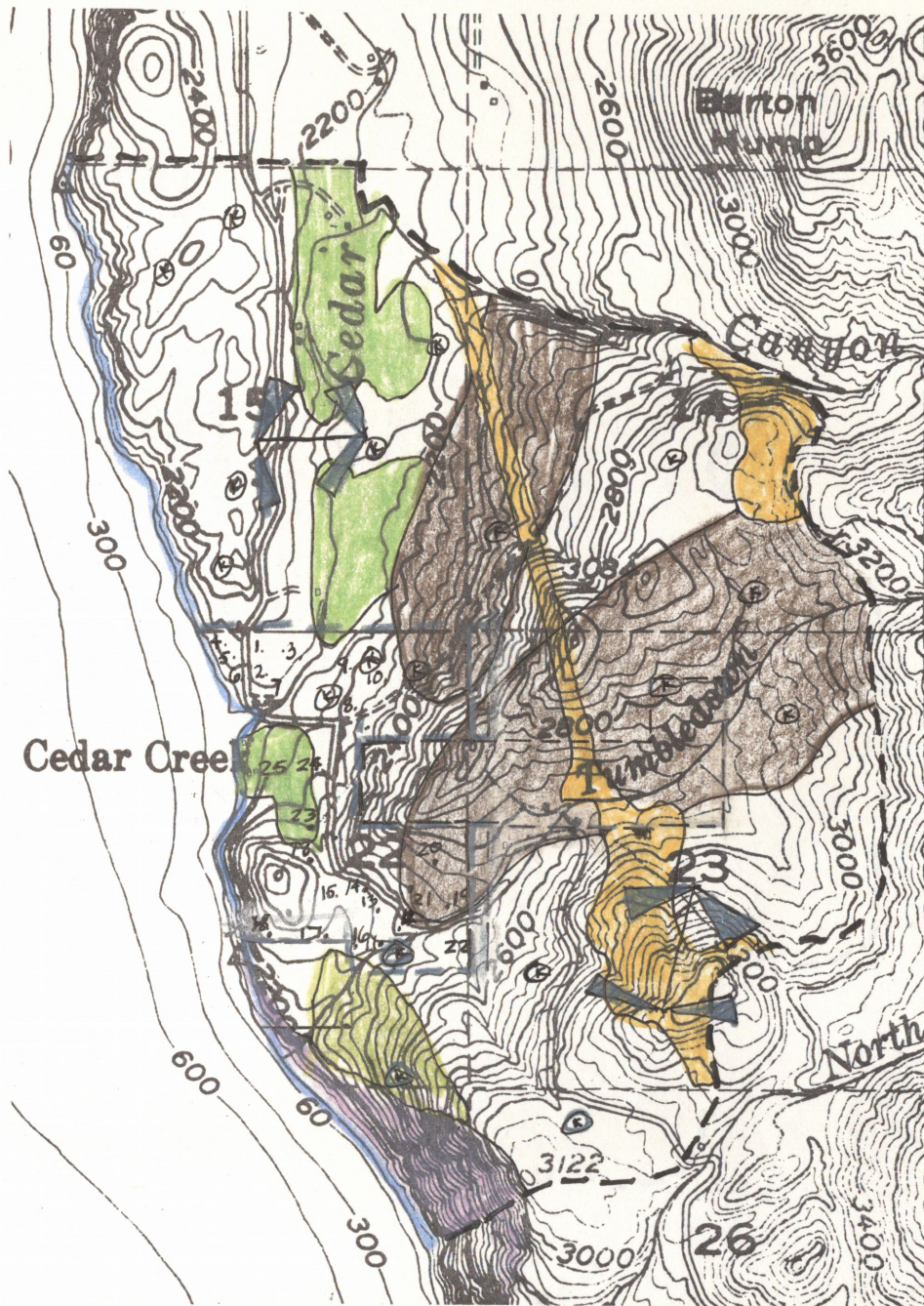
THE REMAINING LIST OF FACTS THAT WERE GATHERED AS INPUT TO STUDY THE CHARACTERISTICS OF THE AREA ARE LOGGED ON THE FOLLOWING MAPS.



CIRCULATION & PLACES

- ROADWAY
- TRAILS
- STREAM EDGES
- ENCLOSURES
- NORTH SLOPES
- RIDGE POINTS
- VIEW SHEDS
- VIEWING

AN ANALYSIS: RESOURCES AND VALUES



OWNERSHIP

NATIONAL FOREST LANDS ☐

PRIVATE LANDS ☐

SOIL PITS

PERCOLATION TESTS

1. 60+	2. 60+	3. 60+
4. 45	5. 3	6. 2
7. 3	8. 15	9. 30
10. 30	11. 15	12. 2
13. 5	14. 5	15. 2
16. 3	17. 3	18. 5
19. 3	20. 3	21. 3
22. 5	23. 15	24. 15
25. 15		



SOIL & HYDROLOGY

CONTINENTAL GLACIATION

- HIGH ERODIBILITY
- MODERATE ERODIBILITY
- LOW ERODIBILITY

FLUVIAL

- LOW STABILITY

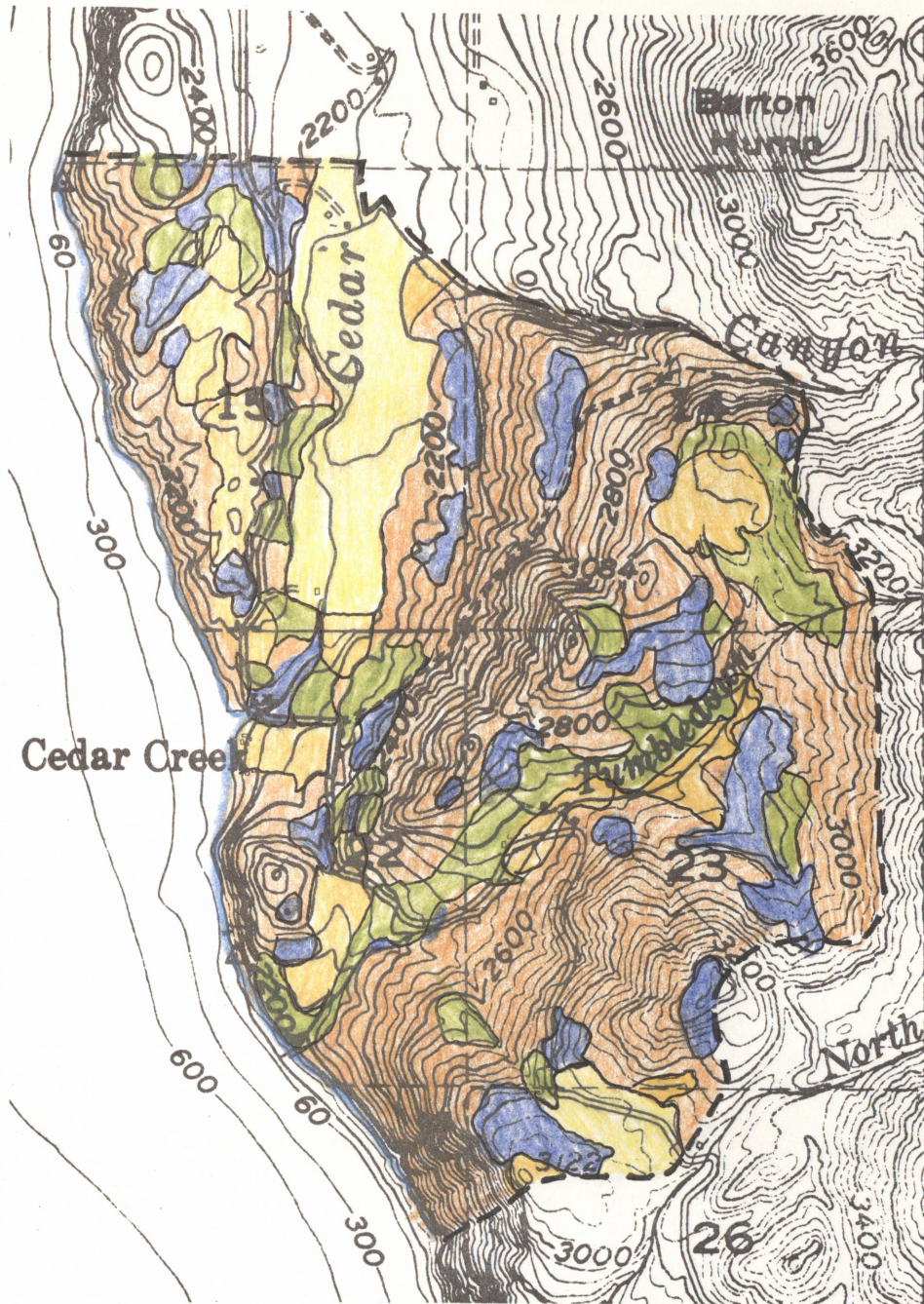
GRAVITATIONAL

STREAM STABILITY

- EXCELLENT
- GOOD

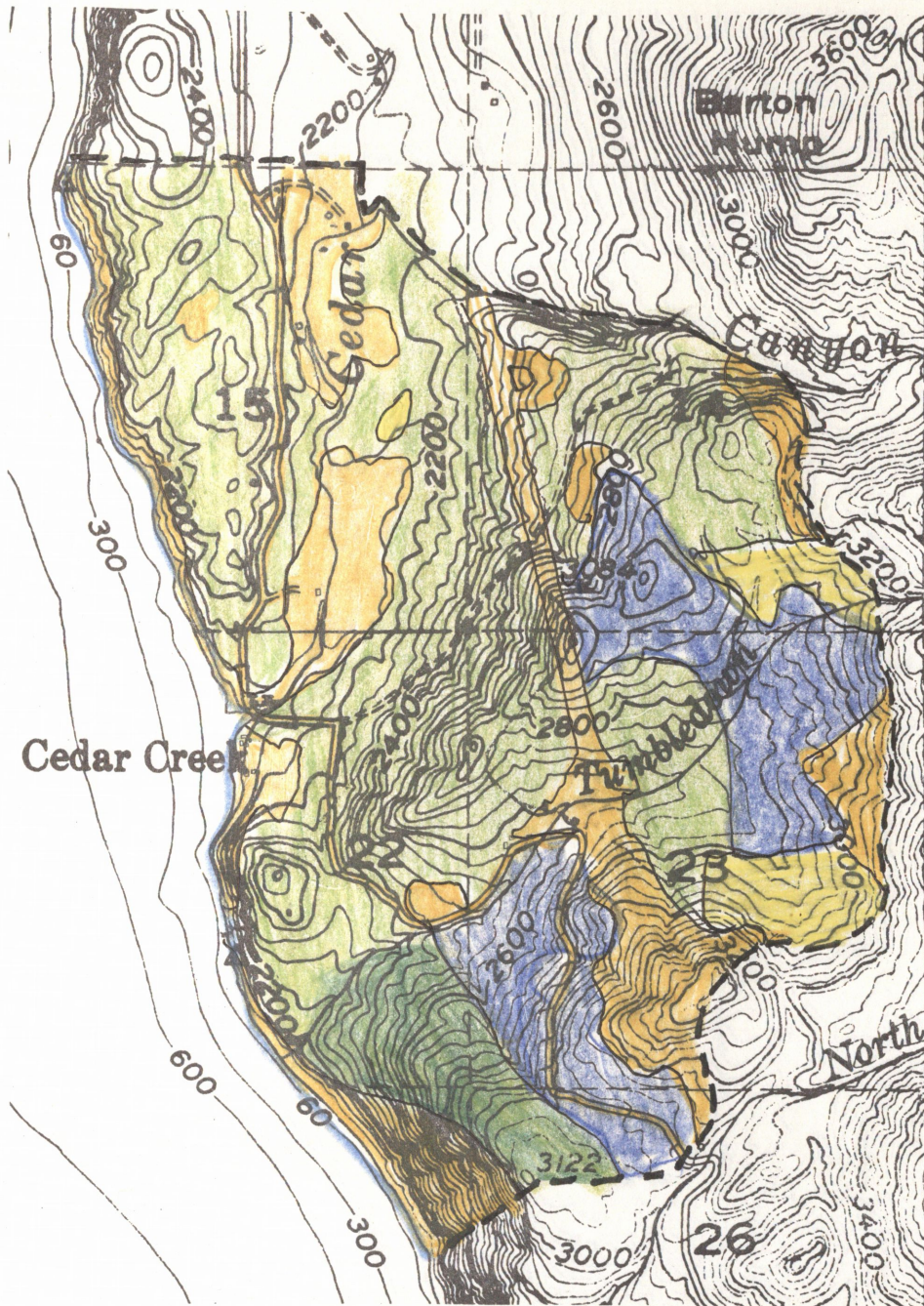


AN ANALYSIS: RESOURCES AND VALUES



SLOPE

AN ANALYSIS: RESOURCES AND VALUES

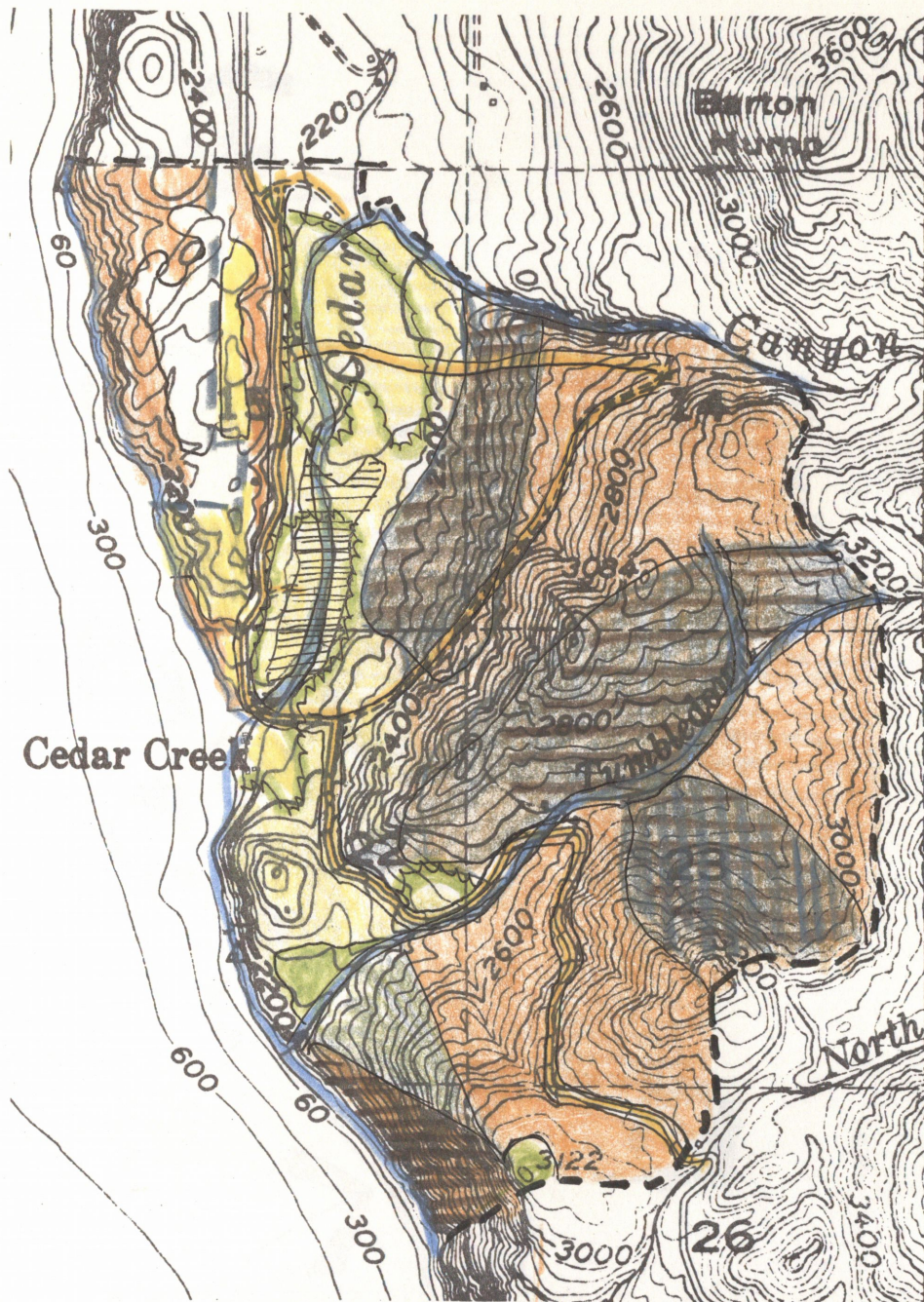


TIMBER & HABITAT TYPE

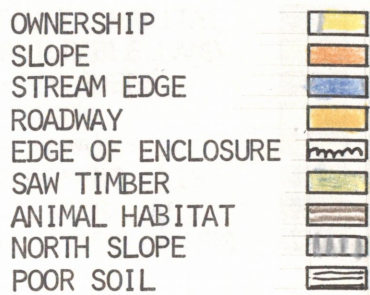
SAW TIMBER
MATURE
IMMATURE
OPEN LANDS
SEEDLINGS
POLE TIMBER



AN ANALYSIS: RESOURCES AND VALUES



CRITICAL AREAS & POTENTIAL IMPACTS



AN ANALYSIS: RESOURCES AND VALUES



SUMMARY ANALYSIS

ANIMAL HABITAT
 BUILDABLE LAND
 VIEW SHEDS
 MEADOW
 ROADWAY
 MOVEMENT AXIS
 VIEWING
 ACTIVITY CENTER



SOIL PIT
SUMMARY

SEPTIC TANK ABSORPTION FIELDS:

SITE 1 WOULD BE FAVORED WITH ITS LIMITING FACTOR BEING
SLOPE.

SITE 2 COULD ANTICIPATE TROUBLE WITH EFFLUENT RISING
TO THE GROUND SURFACE OR POLLUTING THE WATER
TABLE.

SEWAGE LAGOONS:

SITE 2 WOULD BE FAVORED WITH ITS LIMITING FACTOR BEING
SLOPE.

SITE 1 IS TOO PERMEABLE AND TOO STEEP. THERE WOULD BE
DIFFICULTY INVOLVED WITH KEEPING EFFLUENT IN THE
PONDS.

SANITARY LANDFILLS:

SITE 1 IS FAVORED BUT SHOULD TAKE STEPS TO LINE TRENCH
TO COMPENSATE FOR HIGH PERMEABILITY.

SITE 2 COULD EXPECT GROUND WATER CONTAMINATION AND/OR
PONDING BECAUSE OF THE POOR DRAINAGE AND HIGH
WATER TABLE.

ROADS AND STREETS:

SITE 1 IS FAVORED WITH ITS LIMITING FACTOR BEING SLOPE.

SITE 2 COULD EXPECT TROUBLE WITH POOR DRAINAGE AND FROST
HEAVING.

DWELLING WITH OR WITHOUT BASEMENT:

SITE 1 IS AGAIN FAVORED WITH ITS LIMITING FACTOR BEING SLOPE.

SITE 2 WITH OR WITHOUT A BASEMENT COULD EXPECT TROUBLE WITH POOR DRAINAGE AND FROST HEAVING.

THE POTENTIAL LIMITATIONS FOR SITE #77991 INCLUDE SEVERE LIMITATIONS IN ROAD, SEPTIC TANK ABSORPTION FIELDS, SEWAGE LAGOONS AND DWELLINGS. THE SEVERE RATINGS ARE DUE MOSTLY TO THE PRESENCE OF A HIGH WATER TABLE.

ALTHOUGH DEVELOPMENT AT THIS SITE IS POSSIBLE, IT CAN ONLY BE DONE AT GREATLY INCREASED COST AND INCONVENIENCE TO FUTURE HOME OWNERS. MODIFICATIONS NECESSARY FOR DEVELOPMENT WOULD INCLUDE ROAD DESIGNS WITH INCREASED DRAINAGE PROVISIONS, HOUSING DESIGNS WITH SPECIAL FOUNDATION DESIGN OR PREPARATION AND PROBABLY DESIGN WITHOUT BASEMENT, AND ALTERNATE METHODS FOR SEWAGE DISPOSAL.

OVERALL DEVELOPMENT POTENTIAL FOR SITE #77992 APPEARS TO BE GOOD. ROADS, DWELLINGS AND SEPTIC TANK DRAINFIELDS ALL HAVE SLIGHT LIMITATIONS. THE MODERATE LIMITATIONS ENCOUNTERED IN SOME AREAS STEM FROM THE STRONGLY SLOPING TERRAIN (11%). HOWEVER, THESE LIMITATIONS CAN PROBABLY BE OVERCOME WITH A MINIMUM OF DIFFICULTY OR EXPENSE.

SITE SUMMARY

THE SITE SUMMARY SHOWS THAT I FOUND A PARTICULARLY STRONG
FEELING FOR THE NATURAL HABITAT. I FELT THAT THE INFLUENCE OF
FOREST DOMINANT WITH PREVAILING CONDITIONS OF ACCESS BUILT
THE VALIDITY OF THIS FEELING. THE MEADOWS, I FELT, WERE A
NATURAL PART OF MAN WAS PART OF THIS HUMBLE AND QUIET, YET
CAPABLE OF BEING USED.

THE SITE SUMMARY ON THE LIST OF IMPORTANCE, THESE SHOULD
BE CONSIDERED STRONGLY WITH REFERENCE TO HOUSING DEVELOPMENT.
THE ROAD IS THE ONLY LAND-BASED LINK TO THE OUTSIDE, WHICH IS
NOT IN SERVICE DURING THE WINTER. I FEEL THAT THE QUALITY
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TAINANCE OF THE NATURAL AREA. FOR EXAMPLE, IF THE

SITE SUMMARY

ROAD WERE MADE WIDER, IT COULD ALLOW MORE AND DIFFERENT
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CHARACTER OF THE AREA. SO MAN HAS ENDED UP AS A NARROW STRIP
ON THE EDGE OF THE LAKE. MAN CAN LIVE HERE, BUT TO PRESERVE
THE CHARACTER, HE MUST OPERATE UNDER THE INFLUENCES AND
CHARACTER OF THE AREA.

SITE SUMMARY

MY SUMMARY MAP SHOWS THAT I FOUND A PARTICULARLY STRONG FEELING FOR THE ANIMAL HABITAT. I FELT THAT THE INFLUENCE OF FOREST COMBINED WITH PREVAILING CONDITIONS OF ACCESS BUILT THE MAJORITY OF THIS FEELING. THE MEADOWS, I FELT, WERE A NATURAL AMENITY THAT WAS PART OF THIS HUMBLE AND QUIET, YET COMPLEX SURROUNDINGS.

VIEWS WERE NEXT ON THE LIST OF IMPORTANCE. THESE SHOULD BE CONSIDERED STRONGLY WITH REFERENCE TO HOUSING DEVELOPMENT. THE ROAD IS THE ONLY LAND-BASED LINK TO THE OUTSIDE, WHICH IS NOT IN SERVICE DURING THE WINTER. I FEEL THAT THE QUALITY OF THE ROAD WOULD BE A VERY INFLUENCIAL FACTOR IN THE MAINTENANCE OF THE CHARACTER OF THE AREA. FOR EXAMPLE, IF THE ROAD WERE MADE WIDER, IT COULD ALLOW MORE AND DIFFERENT TRAFFIC WHICH I BELIEVE WOULD CHANGE THE PACE AND THUS THE CHARACTER OF THE AREA. SO MAN HAS ENDED UP AS A NARROW STRIP ON THE EDGE OF THE LAKE. MAN CAN LIVE HERE, BUT TO PRESERVE THE CHARACTER, HE MUST OPERATE UNDER THE INFLUENCES AND CHARACTER OF THE AREA.

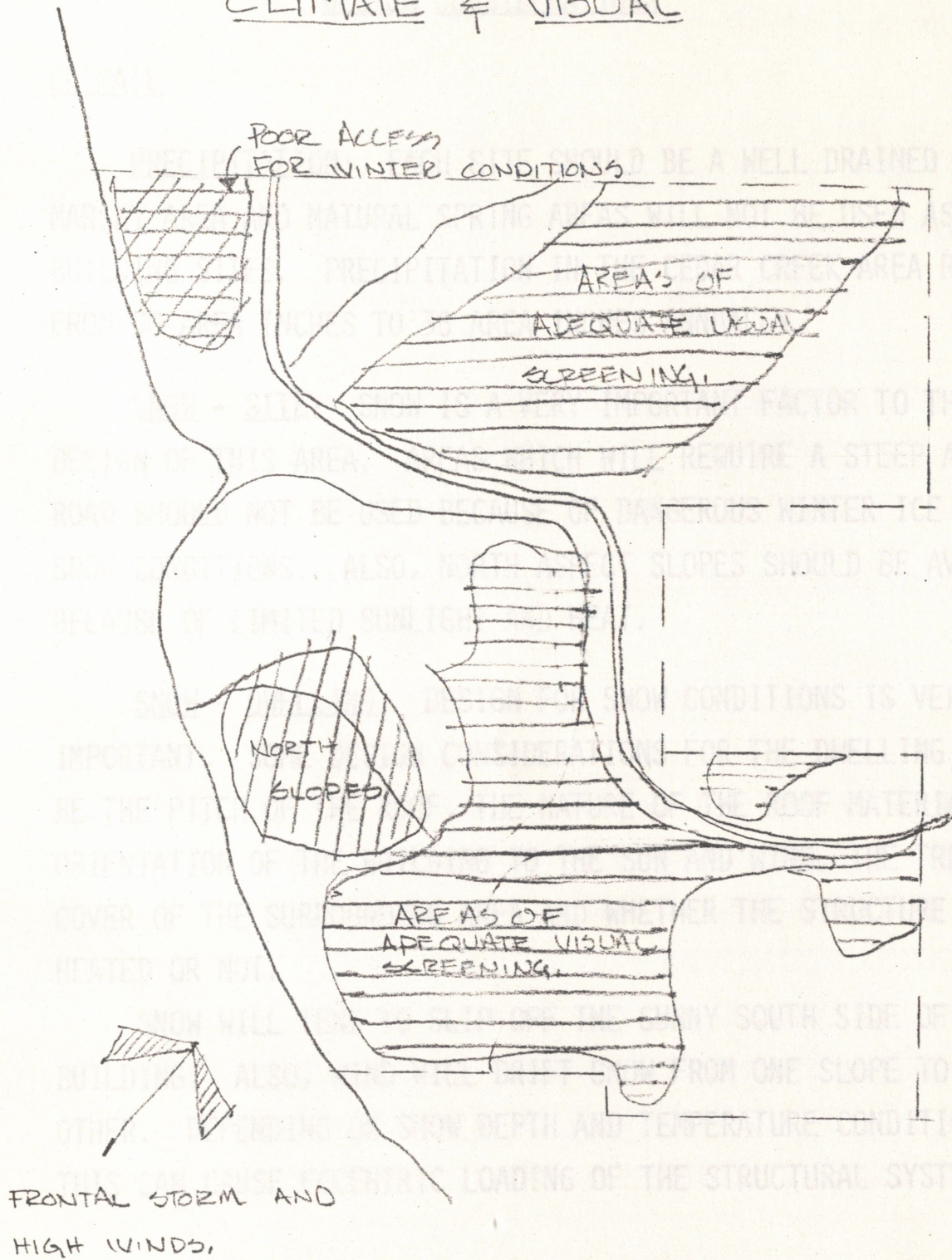
DESIGN CONSIDERATIONS

SLOPE & SOILS



PERC TEST WERE DONE ON AREA OF FAVORABLE
SLOPE. THE NO. COINCIDE WITH THE TIME
NEEDED TO DRAIN ONE INCH. 60 MINUTE AND
MORE ARE INADEQUATE FOR DRAIN FIELD.

CLIMATE & VISUAL



DESIGN CONSIDERATIONS

CLIMATE

PRECIPITATION: EACH SITE SHOULD BE A WELL DRAINED AREA. MARSHY AREA AND NATURAL SPRING AREAS WILL NOT BE USED AS BUILDING SITES. PRECIPITATION IN THE CEDAR CREEK AREA RANGES FROM 30 AREA INCHES TO 36 AREA INCHES ANNUALLY.

SNOW - SITE: SNOW IS A VERY IMPORTANT FACTOR TO THE SITE DESIGN OF THIS AREA. AREAS WHICH WILL REQUIRE A STEEP ACCESS ROAD SHOULD NOT BE USED BECAUSE OF DANGEROUS WINTER ICE AND SNOW CONDITIONS. ALSO, NORTH ASPECT SLOPES SHOULD BE AVOIDED BECAUSE OF LIMITED SUNLIGHT AND HEAT.

SNOW - DWELLING: DESIGN FOR SNOW CONDITIONS IS VERY IMPORTANT. SOME DESIGN CONSIDERATIONS FOR THE DWELLING WOULD BE THE PITCH OF THE ROOF, THE NATURE OF THE ROOF MATERIAL, ORIENTATION OF THE BUILDING TO THE SUN AND WIND, THE TREE COVER OF THE SURROUNDING AREA AND WHETHER THE STRUCTURE IS HEATED OR NOT.

SNOW WILL TEND TO SLIP OFF THE SUNNY SOUTH SIDE OF THE BUILDING. ALSO, WIND WILL DRIFT SNOW FROM ONE SLOPE TO ANOTHER. DEPENDING ON SNOW DEPTH AND TEMPERATURE CONDITIONS, THIS CAN CAUSE ECCENTRIC LOADING OF THE STRUCTURAL SYSTEM.

LARGE EAVES SHOULD BE AVOIDED BECAUSE OF ICE DAMAGING. THIS CAUSES EXTREME LOADING PROBLEMS AND ICE BACK-UP WHICH HAS A DETRIMENTAL FREEZING AND THAWING ACTION.

ALSO, DESIGN SHOULD BE SUCH THAT BALCONIES AND WALKWAYS OR ENTRANCES ARE PROTECTED FROM AVALANCHING. DWELLINGS SHOULD NOT BE BUILT SO CLOSE TO TREES AS TO ENDANGER THEIR STRUCTURE AND THEIR OCCUPANTS TO AVALANCHING SNOW.

WIND: WIND IN THE CEDAR CREEK AREA IS USUALLY DUE TO FRONTAL SYSTEMS THAT APPROACH FROM THE SOUTHWEST. DWELLING WALLS THAT FACE IN THIS DIRECTION SHOULD BE HEAVILY INSULATED.

EXISTING VEGETATION SHOULD BE USED AS MUCH AS POSSIBLE FOR CLIMATE PROTECTION.

VISUAL

DWELLING UNITS SHOULD BE LOCATED AWAY FROM OR ON THE EDGE OF MEADOWS TO PROVIDE FOR ADEQUATE SCREENING. DEEP GRADE CUTS AND LARGE FILL OPERATIONS SHOULD BE AVOIDED. USE NATURAL VEGETATION AS SCREENING DEVICES WHEREVER POSSIBLE.

SIGHTING DISTANCE OF A 150 MINIMUM IS DESIRABLE BETWEEN HOUSING UNITS TO MAINTAIN THE CHARACTER DENSITY OF THE WOODS. NATURAL MATERIALS SHOULD BE USED IN CONSTRUCTION TO BLEND WITH THE SURROUNDINGS. UNDERGROUND UTILITIES SHOULD BE USED.

ROADS SHOULD BE CURVED IN FORESTED AREAS TO PREVENT LONG, OPEN VISUAL LINES.

SOILS & SEWAGE

ALTERNATE SITES SHOULD BE CONSIDERED IF A SEWAGE LAGOON BECOMES NECESSARY BECAUSE OF THE USE OF A LARGE CLEARED AREA AND BECAUSE OF VISUAL DRAWBACKS.

GARBAGE: TIGHTLY COVERED SOLID WASTE DISPOSAL CANS SHOULD BE USED FOR EACH DWELLING, AND THEY SHOULD BE SUFFICIENTLY STABLE TO PREVENT TIPOVERS. A WEEKLY OR BI-WEEKLY PROGRAM SHOULD BE ESTABLISHED TO HAUL GARBAGE FROM THE AREA.

PETS: BECAUSE OF WILDLIFE IN THE AREA, A STRICTLY ENFORCED LEASH POLICY WILL NEED TO BE ENFORCED FOR ALL DOGS. NO MORE THAN TWO PETS PER DWELLING UNIT SHOULD BE ALLOWED.

CONDOMINIUMS SHOULD BE CONSIDERED IN WEIGHT OF SUCH THINGS AS SEWER SYSTEMS NEEDED, ACCESS, WALL/FLOOR RATIO, AND CLEARED AREA NEEDED.

SUMMARY

BECAUSE OF THE IMPORTANCE OF THE WILDLIFE HABITAT, THE QUALITY OF ITS CHARACTERISTICS ARE EXTREMELY IMPORTANT TO MAINTAIN. I FEEL THAT, BECAUSE OF THIS, THE VISUAL QUALITY OF THE VEGETATION AND CONTOURS NEED TO BE MAINTAINED.

THE ROAD THROUGH THE AREA WILL NEED TO BE RETAINED, BUT ONLY AT ITS CURRENT WIDTH. BECAUSE OF WINTER SNOW DEPTH AND BECAUSE OF THE TRAVEL TIME NEEDED EVEN IN GOOD WEATHER CONDITIONS, I WOULD PROPOSE THAT ANY INCREASE IN MOVEMENT TO AND FROM THE SITE BE BY BOAT. THE SURROUNDINGS AND SITE TIMBER STANDS SHOULD BE INSPECTED BY A SPECIALIST AND PROPOSED MANAGEMENT PLANS SHOULD BE PROCURED.

SUMMARY

CONDOMINIUM LIVING WILL BE STRONGLY LOOKED AT BECAUSE OF INCREASED COST AND IMPACT EFFICIENCY. THE DOCK AREA OF THE SITE SHOULD BE THE SITE FOR ANY COMMUNITY STRUCTURE.

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FOOTNOTES

¹CHARACTER: A FEATURE USED TO SEPARATE DISTINGUISHABLE THINGS
(AS IN ORGANISMS) INTO CATAGORIES

FROM WEBSTER'S 7TH NEW COLLEGIATE DICTIONARY, SPRINGFIELD,
MASSACHUSETTS, 1971.

²REGIONALISM: A PECULIARITY CHARACTERISTIC OF A GEOGRAPHIC
AREA.

IBID

³ELEMENT: A CONSTITUENT PART

IBID

⁴HUMAN VALUES WILL BE DEFINED AS THOSE ELEMENTS IN THE
ENVIRONMENT WHICH, THROUGH INTERVIEWS AND PERSONAL OBSERVA-
TIONS, APPEAR AS DESIRABLE OR UNDESIRABLE.

⁵SEPTIC TANKS; STATE DEPARTMENT OF HEALTH AND ENVIRONMENTAL
SCIENCES; HELENA.

⁶ENVIRONMENTAL IMPACT STATEMENT CONDUCTED BY U.S. FOREST
SERVICES, LAKE VIEW PLANNING UNIT, 1976.

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1976: DRAFT ENVIRONMENTAL STATEMENT, MOUNT NEBGEN,
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TION SERVICE, 1976; CLIMAX VEGETATION OF MONTANA, BOZEMAN.

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